

MONO COUNTY PLANNING COMMISSION

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AGENDA THURSDAY, MARCH 9, 2006 - 10 A.M. SUPERVISORS CHAMBERS, COUNTY COURTHOUSE, BRIDGEPORT

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Citizens may address the Planning Commission on relevant matters not listed on the agenda.

3. MEETING MINUTES: Review and adopt minutes of February 9, 2006.

4. CONSENT AGENDA: PARCEL MAP 37-172/Steel

5. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

6. INFORMATION: No items.

7. PUBLIC HEARINGS:

****10:30 A.M.***

MOUNTAIN VISTAS SPECIFIC PLAN/EIR/Tract Map 37-54/Mize. General Plan Amendment 03-02 redesignates APN 26-210-37 from Estate Residential to Specific Plan (including Single-Family Residence, Commercial, Utility, Open Space and SFR Equestrian). The General Plan Amendment will also amend the following policy in the Mono County Land Use Element, Tri-Valley Policies, Objective B, Action 2.1 to read: Gross densities for residential development in Chalfant shall not exceed one dwelling unit per acre unless a Specific Plan and Environmental Impact Report are prepared for the proposed project, an on-site water system is included in the design for the proposed project, residential densities for the proposed project should not exceed one-half acre gross density, and the project site is located within or adjacent to the existing community of Chalfant with frontage on U.S. Hwy. 6. The Specific Plan initially proposed 47 single-family residences, a site for future small-scale commercial development, and associated infrastructure and utilities on a 28.95-acre parcel at the northwest corner of U.S. Hwy. 6 and Chalfant Road. The revised tract map reduces the number of residential lots from 47 to 39. An Environmental Impact Report has been prepared. *Staff: Keith Hartstrom*

NOTE TO COMMISSIONERS: Please bring your Mountain Vistas SP/EIR in the binder.

8. **11:30 A.M.*

WORKSHOP: HOUSING ORDINANCE. *Staff: Scott Burns, Larry Johnston & Mark Magit*

9. ADJOURN

More on back...

DISTRICT #1
COMMISSIONER
Rick Kattelmann

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.